

## CHAPEL-EN-LE-FRITH PARISH COUNCIL

### Minutes of the Meeting of the Planning Committee held on 13<sup>th</sup> December 2016 in the Annexe, Town Hall, Chapel-en-le-Frith.

**Present:** Councillor Mrs M Morrison in the Chair  
Councillors J Brook, M Evanson, FP Harrison, VBG Martin, T  
Norton and M Smith

**In Attendance:** Ms E Shiels – Assistant Clerk of the Council

**Apologies:** None

#### Open Forum

There was one member of the public present speaking in objection to application HPK/2016/0584.

#### **17/268 Plenary Powers**

Applications seeking Planning Permission or Approval to carry out developments at locations within the Parish.

The Committee considered in turn seven Applications to carry out developments within the Parish and it was RESOLVED: That the following comments be sent to the relevant Planning Authority.

#### **HPK/2016/0584**

27 Long Lane, Chapel-en-le-Frith

Proposed change of use from light industrial to strength facility.

Although Chapel Parish Council does have a financial interest in Chapel Leisure Centre, it was decided that since neither financial competition or change of use may rule out an application under planning law, the matter could be decided on its merits with consideration given to adequate parking, street scene and appropriate present occupancy of a brownfield site.

No Objection

If any external alterations are to be made then a full planning application must be submitted.

#### **HPK/2016/0576**

Blythe House Hospice, Eccles Fold, Chapel-en-le-Frith

Proposed extension to existing amenity building located in the grounds of Blythe House.

Before making a decision on this application, the Council require additional information regarding the current use of the building and why an additional amenities building is required. Although in full appreciation of this vital facility within the town, the Council need to understand the necessity for the additional building.

At present parking within the existing curtilage is already limited. If there are to be additional patient numbers, will there be additional parking spaces provided?

**HPK/2016/0626**

Cllr Evanson declared an interest

Bridge Field Farm, Combs Road, Combs

Alterations/extensions to existing dwelling, including: - new front porch to replace existing, new cladding to existing rendered wall area facing Combs Road and new roof to existing kitchen area, including 4 x Velux lights.

No Objection

Visual improvement on existing building, adequate space for development.

**HPK/2016/0580**

Cllr Evanson declares an interest

Land off Combs Road, Combs

Holiday accommodation comprising of 14 units, site managers living accommodation and 2 detached dwellings.

**Unanimously and very strongly object**

The area is a local green space as identified in the Chapel-en-le-Frith Neighbourhood Plan and the surrounding Combs Reservoir is an identifiable Derbyshire Wildlife Site.

Policy C1 states that:

'Development of these sites will not be allowed except in very special circumstances'.

In reference to local green space LGS8 as identified in the Neighbourhood Plan.

Policy C2: Local Green Space states:

'These spaces, in close proximity to the people they serve, are demonstrably special and hold particular local significance'.

The individual reasons for why LGS8 has been designated Local Green Space are 'wildlife, walking/recreation and tranquillity'.

The habitat report submitted totally contradicts the ornithological societies report on the same area. Please see attached a factual wildlife report.

Other conditions which also link in to the biodiversity of the area are: -

The landform and natural patterns of drainage

The impact on access routes  
The extent and composition of trees and woodland  
The types and distribution of wildlife habitats  
The pattern and composition of field boundaries  
The characteristics of field boundaries  
The characteristics of footpaths, local lanes and greenways strategy for the area  
The relationship with neighbouring settlements and roads  
The presence and pattern of historic landscape features  
The scales, layout, design and detailing of vernacular buildings and other traditional man-made features, including dry stone walls and features of historical interest.  
The need to minimise noise, light and other environmental pollution.  
The need to minimise generated traffic.

**NP/HPK/1116/1139**

Benneston Hall, Dove Holes

Extensions and alterations to form conference facility with accommodation.

No objection, strongly support

The Council fully support the renovation and principle of the new use of the building. However screening for the car park should be implemented as it will be easily visible from the road. Also there are concerns regarding the water supply for the property and the possible effect it may have on the neighbouring farms.

**HPK/2016/0650**

1 Burnside Avenue, Chapel-en-le-frith

Single storey rear extension with covered side store & new fence to side boundary.

No Objection

Site is large enough to accommodate the proposed extension.

**HPK/2016/0596**

Bridgeholme Mill, Bridgeholme, Chinley

Application for outline planning permission with matters reserved for proposed warehouse extension.

No Objection

**17/269**

**Appeals**

None.

**17/270**

**Notifications**

**Permission**

HPK/2016/0542 – Land to rear of 129 Castle House, Manchester Rd, Chapel  
HPK/2016/0553 – Lionstone, Hayfield Road East, Chapel  
HPK/2016/0570 – The Fallow Deer, Foresters Way, Chapel  
HPK/2016/0578 – 47 Warmbrook Road, Chapel-en-le-Frith  
HPK/2016/0564 – 23 Eccles Road, Chapel  
HPK/2016/0567 – Land off Southern End of Long Lane, Chapel

### **Refusal**

HPK/2016/0232 – Land at the rear of the Royal Oak Public House, Chapel-en-le-Frith.

### **17/271 Correspondence**

A letter has been received raising concerns over the lettering on the Kings Arms Hotel, Chapel-en-le-Frith. The letter has been forwarded onto HPBC Conservation Officer and the Clerk is to respond to the letter informing the resident of such.

### **17/272 Any Other Business (For discussion only)**

None.

There being no further business the Chairman declared the meeting closed at 8.22pm

CHAIRMAN